



**KEY**  
EXECUTIVE  
SALES

**Price £259,000**

**Sovereign Quay, Havannah Street, Cardiff CF10 5SF**





- Desirable Location
- Allocated Undercroft Parking
- Large Terrace
- Water Views



**Sovereign Quay, Havannah Street,  
Cardiff, CF10 5SF**

Presenting a lovely two bedroom, first floor apartment with a large terrace area which overlooks Cardiff Bay.

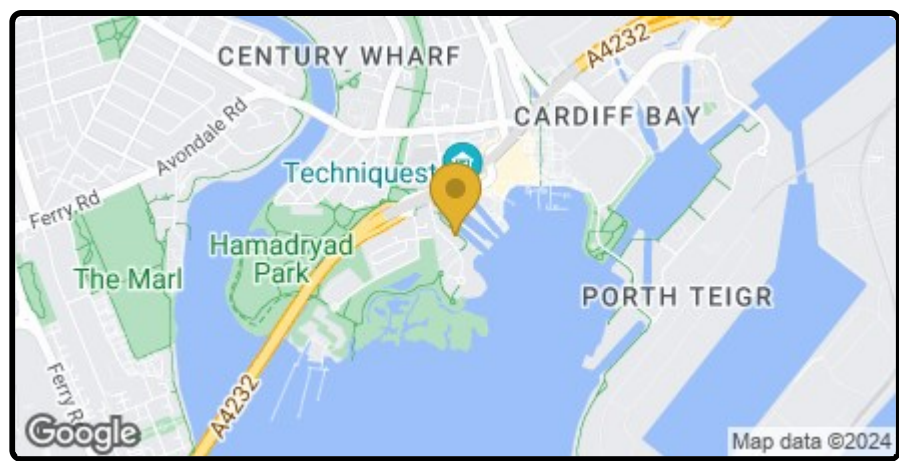
This property offers a master bedroom with an en-suite and spacious fitted wardrobes, a good size second bedroom, three piece bathroom suite, a separate modern fitted kitchen with integrated appliances, and large lounge area leading on to the spacious terrace which offers some lovely views.

Benefits include video intercom entry system and an undercroft, secure allocated parking space.

If you are looking to enjoy the Cardiff Bay lifestyle it doesn't get much better than this! Get in touch to view this apartment which can also be used as a short term let with permission.

Currently awaiting some work to be carried out by the block management company due to water ingress from outside of the property. We have been informed that the development is awaiting a EWS1 Certificate.

Years left on lease - approximately 978 years  
Service Charge - £3076  
Ground Rent - £150 per annum  
Council Tax Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Key Executive Sales**

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